

MEMORANDUM

October 9, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/21/75 Petition No. Z-3390
 Arthur M. and Kathleen B. Simmons
 1284-1286 Commonwealth Avenue, Brighton
 at Gorham Street

Three-story masonry structure - apartment (H-2) district.

Purpose: to legalize existing occupancy - five apartments and three offices;
to legalize accessory signs.

Violations:

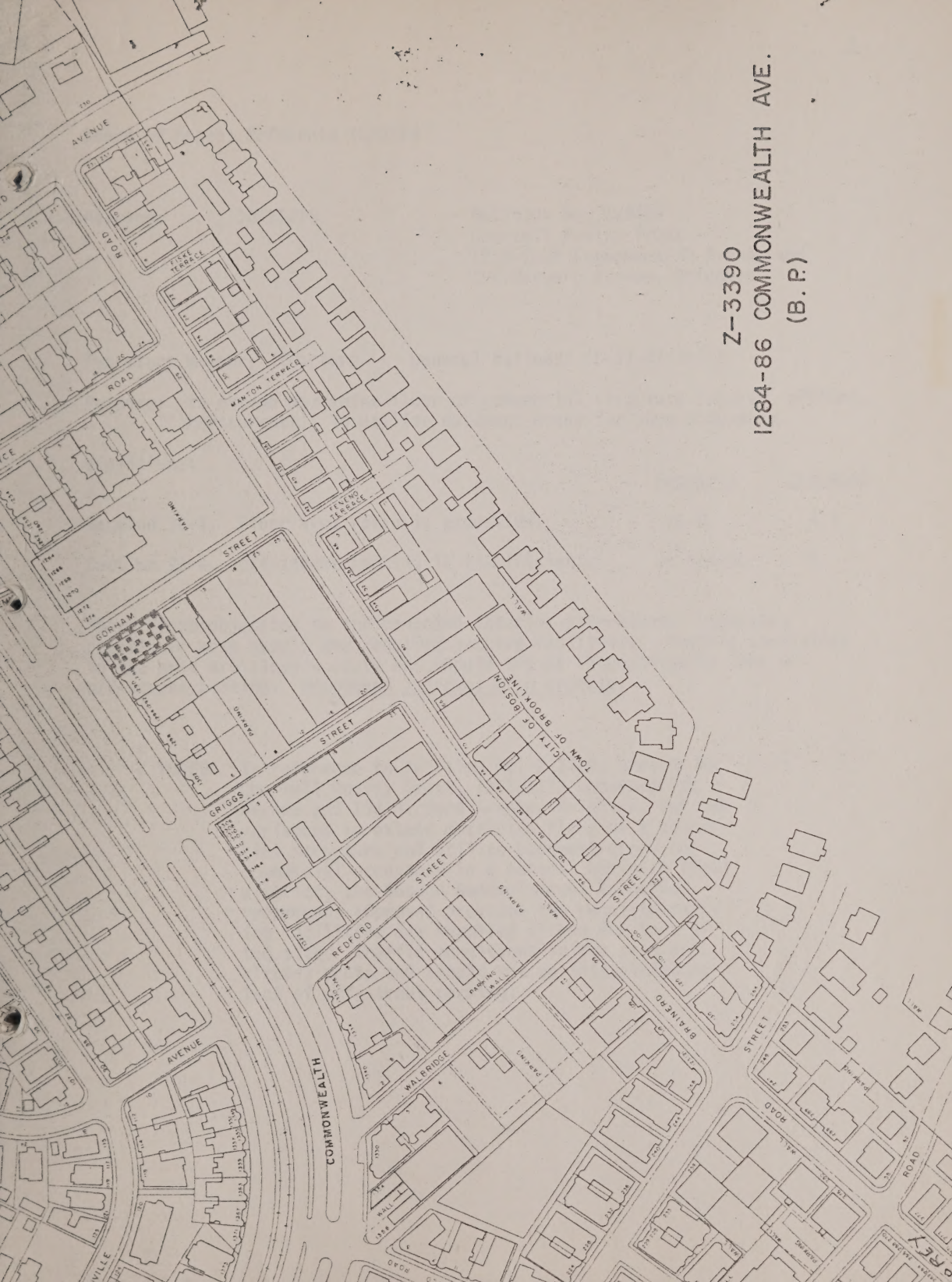
Section 8-7. Doctors' offices are conditional in an H-2 district.

Section 8-7. A real estate office is forbidden in an H-2 district.

Section 11-1. The number of signs accessory to each office is excessive.

Condition has existed for several years. Offices are located in basement and first floor. Occupancy is consistent with this residential-commercial neighborhood. Recommend approval with sign proviso.

VOTED: In reference to Petition No. Z-3390, brought by Arthur M. and Kathleen B. Simmons, 1284-1286 Commonwealth Avenue, Brighton, for two conditional uses and a forbidden use to legalize existing occupancy - five apartments and three offices - in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided signs are made to comply with regulations. Occupancy is consistent with this residential-commercial neighborhood.



Z-3390

1284-86 COMMONWEALTH AVE.

(B. P.)

Board of Appeal Referrals 10/9/75

Hearing: 10/21/75 Petition No. Z-3419
Chartell Realty Trust
1213-1223 Commonwealth Avenue and
198 Harvard Avenue, Brighton

Two-story masonry structure - general business (B-1) district.

Purpose: to extend mezzanine floor of commercial structure (stores, offices, restaurants); to utilize basement areas for same occupancy.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.0	1.1
Section 23-4. Off-street parking is insufficient.	16 spaces	0

There is no objection to the proposed interior alterations. However, petitioner must supply the required parking facilities. Traffic conditions in the area are already acute and should not be intensified by lack of off-street parking. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3419, brought by Chartell Realty Trust, 1213-1223 Commonwealth Avenue and 198 Harvard Avenue, Brighton, for two variances to extend mezzanine floor of a commercial structure and utilize basement areas for commercial occupancy in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided the required parking facilities are supplied within 600 feet of the site. Traffic conditions in the area are already acute and should not be intensified by lack of off-street parking.

Board of Appeal Referrals 10/9/75

Hearing: 10/21/75

Petition No. Z-3423
Steve Vrattos
Ernest C. Nasif, Jr. (lessee)
5 Bellevue Street, West Roxbury
near Centre Street

One-story masonry structure - general business (B-1) district.

Purpose: to change occupancy from retail store to dance studio.

Violation:

Section 8-7. A dance studio is conditional in a B-1 district.

Existing studio was formerly occupied as barber shop. YMCA and a restaurant immediately abut the site. Commercial area location is appropriate. Public transportation is proximate. Recommend approval.

VOTED: In reference to Petition No. Z-3423, brought by Steve Vrattos and Ernest C. Nasif, Jr., 5 Bellevue Street, West Roxbury, for a conditional use for a change of occupancy from a retail store to a dance studio in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Commercial area location is appropriate. Public transportation is proximate.

Board of Appeal Referrals 10/9/75

Hearing: 10/28/75

Petition No. Z-3424
John X. Foley
12 Blanche Street, Dorchester
near Greenhill Street

2½-story frame structure - single-family (S-.5) district.

Purpose: to change occupancy to two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families is forbidden in an S-.5 district.		
Section 14-2. Lot area is insufficient.	10,000 sf	4,940 sf
Section 18-1. Front yard is insufficient.	30 ft.	22 ft.
Section 19-1. Side yard is insufficient.	12 ft.	2 ft.
Section 20-1. Rear yard is insufficient.	50 ft.	27 ft.

Proposal is undesirable, contrary to the predominant single-family nature of the street and to City policy concerning conversions in this area.

Recommend denial.

VOTED: In reference to Petition No. Z-3424, brought by John X. Foley, 12 Blanche Street, Dorchester, for a forbidden use and four variances for a change of occupancy to a two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is undesirable, contrary to the predominantly single-family nature of the street and to City policy concerning conversions in this area.

Board of Appeal Referrals 10/9/75

Hearing: 10/28/75

Petition No. Z-3428
1775 Realty Trust
Lucien Weisbrod, Trustee
52 Monument Avenue, Charlestown
near Monument Square

Four-story masonry structure - apartment (H-1) district.

Purpose: to change occupancy from three to four apartments.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements for lot area and open space is forbidden in an H-1 district.		
Section 14-2. Lot area is insufficient.	8,000 sf	2,000 sf
Section 17-1. Open space is insufficient.	400 sf	90 sf

Petitioner has renovated and modernized an old deteriorated structure with a HUD rehabilitation loan and the approval of the Authority. Proposed conversion would be compatible with neighborhood residential density.
Recommend approval.

VOTED: In reference to Petition No. Z-3428, brought by 1775 Realty Trust, 52 Monument Avenue, in the Charlestown Urban Renewal Area, for a forbidden use and two variances for a change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Petitioner has renovated and modernized an old deteriorated structure with the approval of HUD and of the Authority. Proposed conversion would be compatible with neighborhood density.



Z-3428

2 MONUMENT AVE
(CHSN.)

6
Board of Appeal Referrals 10/9/75

Hearing: 10/28/75

Petitions Nos. Z-3430-3433
Chinese Merchants Association
22-26-28-30 Oxford Street, Boston
near Beach Street

Three-story structures - manufacturing (M-8) district.

Purpose: to change occupancy of each of four structures respectively from
to four apartments and store.

Violations:

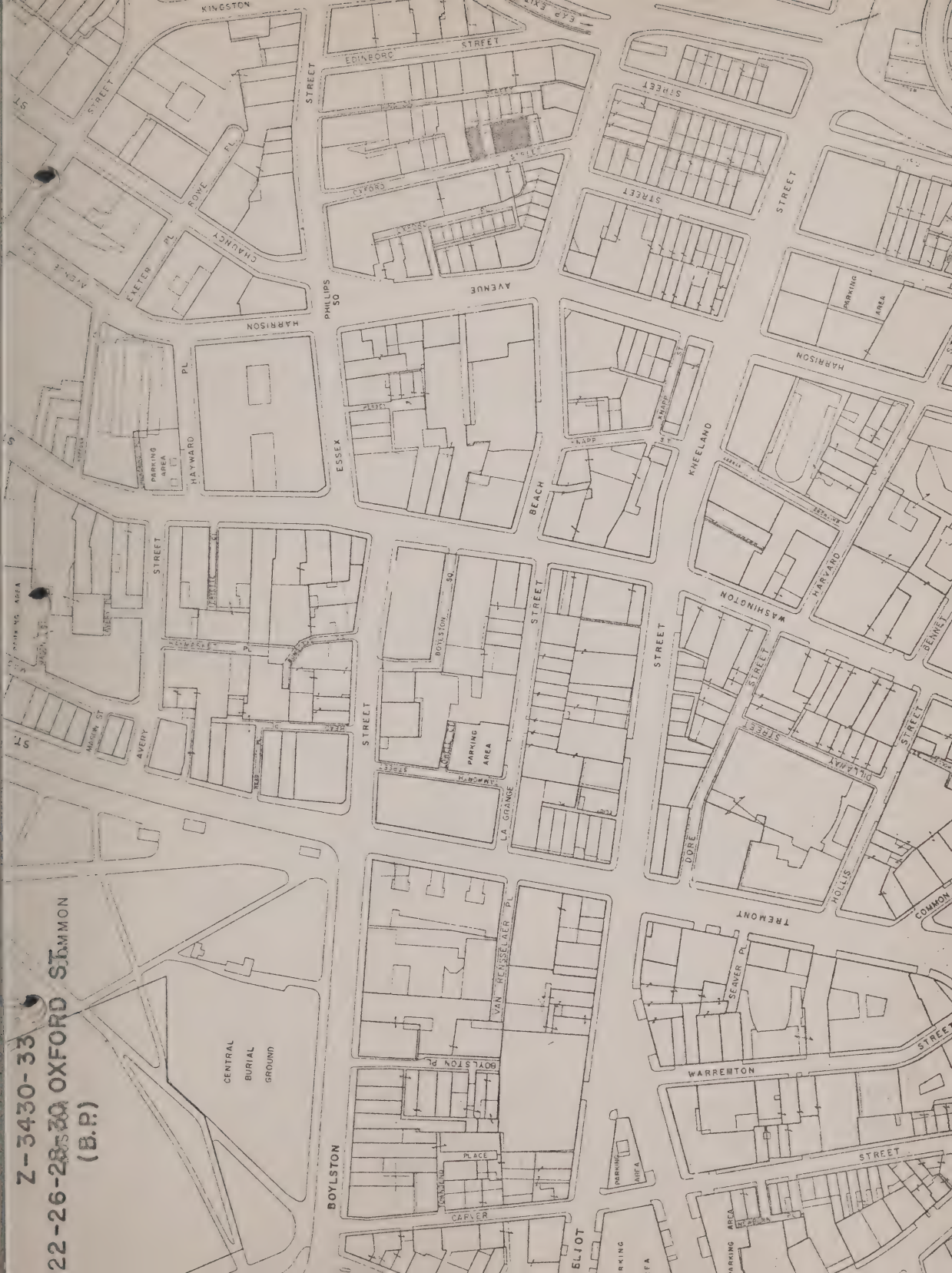
Section 8-7. Any dwelling converted for more families is forbidden in
an M-8 district.

Proposed density would be compatible with surrounding neighborhood. Additional units are needed in the community. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3430-3433, brought by Chinese Merchants Association, 22-26-28-30 Oxford Street, Boston, for four forbidden uses to change occupancy of each of four structures respectively from three apartments and store to four apartments and store in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval. Proposed density would be compatible with surrounding neighborhood. Additional units are needed in the community.

Z-3430-33

22-26-28-30 OXFORD ST COMMON
(B.P.)



CENTRAL
BURIAL
GROUND

BOYLSTON

PLACE

CARVER

ELLIOT

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AREA

PARKING

AREA

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WARRENTON

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Board of Appeal Referrals 10/9/75

Hearing: 10/21/75

Petition No. Z-3436
Huntington General Hospital
222 South Huntington Avenue,
Jamaica Plain
near Evergreen Street

Hospital complex - residential (R-.8) district.

Purpose: to erect two-story addition to hospital.

Violation:

Required

Proposed

Section 8-7. A hospital is forbidden in an R-.8 district.

Section 23-3. Off-street parking is insufficient. 29 spaces 19 spaces

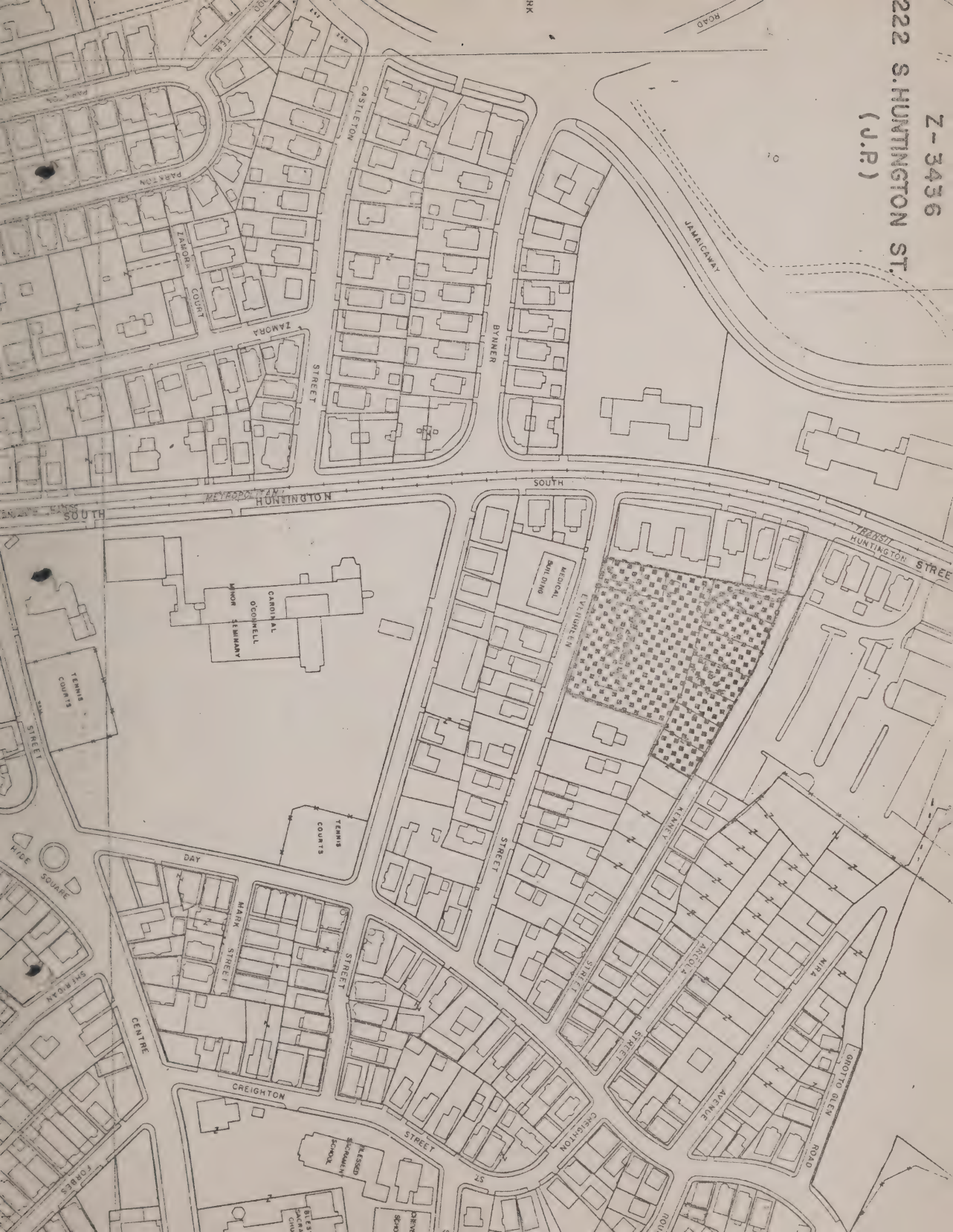
Addition would increase the in-patient capacity from 80 to 92 beds and provide needed out-patient and ambulatory facilities. No objectional visual impact on the area is apparent. Recommend approval subject to State Certificate of Need and with parking proviso.

VOTED: In reference to Petition No. Z-3436, brought by Huntington General Hospital, 222 South Huntington Avenue, Jamaica Plain, for a forbidden use and a variance to erect a two-story addition to a hospital in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval subject to State Certificate of Need and provided the required off-street parking facilities are supplied.

Z-3436

222 S. HUNTINGTON ST.

(J.P.R.)



Board of Appeal Referrals 10/9/75

Hearing: 10/28/75

Petition No. Z-3437
John E. and Effie Welch
41 Hardwick Street, Brighton
near Dunboy Street

2½-story frame structure - single-family (S-.5) district.

Purpose: to change occupancy from a one-family dwelling to a convent.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-2. Lot area is insufficient.	22,000 sf	8,550 sf
Section 18-1. Front yard is insufficient.	30 ft.	15 ft.
Section 19-1. Side yard is insufficient.	12 ft.	5 ft.

It is proposed to provide accommodations for ten nuns. the majority of whom would be novices. The nuns would be transported to Mt. Alvernia School, Centre Street, Newton, each working day.

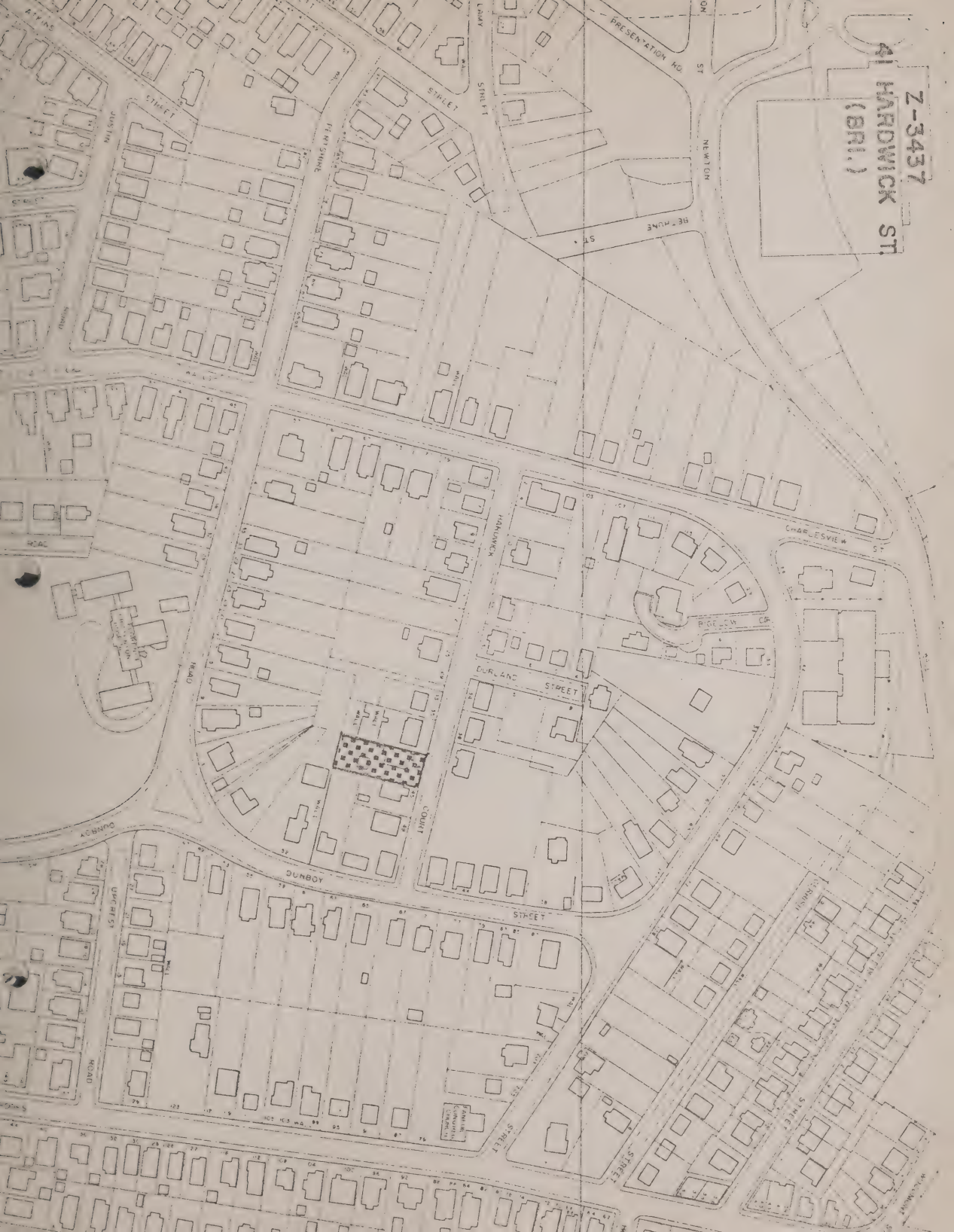
The community has mixed feelings. However, there is some concern about the precedent the use would establish in a predominantly single-family neighborhood. Further, the property would become tax exempt.

Site is inappropriate for the proposal. Recommend denial.

VOTED: In reference to Petition No. Z-3437, brought by John E. and Effie Welch, 41 Hardwick Street, Brighton, for three variances for a change of occupancy from a one-family dwelling to a convent in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. The community has mixed feelings. However, there is some concern about the precedent the use would establish in a predominantly single-family neighborhood. Further, the property would become tax exempt. The site is inappropriate for the proposal.

Z-3437

41 HARDWICK ST.
(BRI.)



Board of Appeal Referrals 10/9/75

Hearing: 10/28/75

Petition No. Z-3449
Robert Murray
45 Auburn Street, Charlestown
near Bunker Hill Street

3,774 square feet of land - apartment (H-1) district.

Purpose: to erect one-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	5,000 sf	3,774 sf
Section 18-1. Front yard is insufficient.	20 ft.	3 ft.

Lot area is larger than those occupied by the other residential structures on the street. Yard violation would not have a serious effect on abutting properties. Recommend approval.

- . VOTED: In reference to Petition No. Z-3449, brought by Robert Murray, 45 Auburn Street, in the Charlestown Urban Renewal Area, for two variances to erect a one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Violations would not have a serious effect on the existing residential properties.

Z-3449
45 AUBURN ST.
(CHSN.)



Board of Appeal Referrals 10/9/75

Hearing: 10/28/75

Petition No. Z-3457

Carl Sutera

161 North and 118 Richmond Streets,
Boston

Five-story structure - manufacturing (M-2) district.

Purpose: to change occupancy from four apartments and store to four
apartments and office; to erect one-story addition.

Violations:

RequiredProposedSection 9-2. A change in a nonconforming use requires
a Board of Appeal hearing.

Section 15-1. Floor area ratio is excessive.

2

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The roof penthouse addition will provide a family room for owner and family. Basement retail facility would be converted to office use. Floor area ratio violation is existing (6.5) and would be minimally increased (6.7). Proposal is reasonable and consistent with surrounding area. Recommend approval.

VOTED: In reference to Petition No. Z-3457, brought by Carl Sutera, 161 North and 118 Richmond Streets, Boston, for a change in a nonconforming use and a variance for a change of occupancy from four apartments and store to four apartments and office and to erect a one-story addition in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Proposal is reasonable and consistent with surrounding area. Floor area violation would not adversely affect abutting properties.

Z-3457
161 NORTH ST.
118 RICHMOND ST.
(B.P.)



Board of Appeal Referrals 10/9/75

Hearing: 10/28/75

Petition No. Z-3459
Commonwealth of Massachusetts
Department of Public Works (owner)
Boston Housing Authority
Dimeo Construction Co. (designated
developer)
1 Cliffmont Street, Roslindale
at Canterbury Street

105,680 Square feet of land - residential (R-.5) district.

Purpose: to erect six-story 119-unit apartment structure for elderly.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A multi-family dwelling is forbidden in an R-.5 district.		
Section 10-1. Off-street parking is not allowed in required front yard.		
Section 14-2. Lot area is insufficient.	353,120 sf	105,680 sf
Section 15-1. Floor area ratio is excessive.	.5	.9
Section 16-1. Height of building is excessive.	35 ft. 2 stories	56 ft. 6 stories
Section 17-1. Open space is insufficient.	1,000 sf	550 sf
Section 18-1. Front yard is insufficient.	25 ft.	24 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	15 ft.
Section 23-1. Off-street parking is insufficient.	107 spaces	30 spaces

Developer has been designated by the Boston Housing Authority, with the approval of the community, to construct the proposed low income elderly project on land formerly intended for the Southwest Corridor expressway. Neighborhood residents, including immediate abutters, have participated in the site selection and design. The development has passed all HUD and State environmental reviews. Site elevation is below adjoining residential structures along Pinedale Road; top of building will be approximately the same height as existing three-deckers. Off-street parking is more than adequate for the proposed 119 elderly units (elderly, .2 space - 24 spaces required). Existing house on the site will be relocated and rehabilitated. Proposal will enhance and revitalize a deteriorated area.
Recommend approval with design review proviso.

Petition No. Z-3459

VOTED: In reference to Petition No. Z-3459, brought by the Commonwealth of Massachusetts Department of Public Works, Boston Housing Authority, Dimeo Construction Company, 1 Cliffmont Street, Roslindale, for a forbidden use and seven variances to erect a six-story, 119-unit apartment structure for elderly in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Developer has been designated by the Housing Authority, with the approval of the community, to construct the proposed low income elderly project on land formerly intended for the Southwest Corridor expressway. Neighborhood residents, including immediate abutters, have participated in the site selection and design. The development has passed all HUD and State environmental reviews. Site elevation is below adjoining residential structures along Pinedale Road; top of building will be approximately the same height as existing three-deckers. Off-street parking is more than adequate (elderly, .2 space per unit - 24 spaces required) for the proposed 119 elderly units. Existing house on the site will be relocated and rehabilitated. Proposal will enhance and revitalize a deteriorated area.



Z-3459
CLIFFMONT ST.
(ROS.)

Map labels include: CLIFFMONT ST., PINE DALE ROAD, CLIFFMONT AVENUE, PARK, NEW YORK STREET, CANTERBURY, STAR STREET, PERKINS STREET, PLANET, WALL, RANDOLPH, and various house numbers.